133.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,151,200 / 1,151,200
					USE VALUE:	1,151,200 / 1,151,200
					ASSESSED:	1,151,200 / 1,151,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
144		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHOREY CLYDE E III--ETAL
Owner 2:	SHOREY AMY SEGAL
Owner 3:	
Street 1:	144 GLOUCESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHOREY CLYDE E III--ETAL -
Owner 2:	SHOREY AMY SEGAL -
Street 1:	144 GLOUCESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .215 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 2505 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9347.000	520,200	600	630,400	1,151,200
Total Card	0.215	520,200	600	630,400	1,151,200
Total Parcel	0.215	520,200	600	630,400	1,151,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.65 | /Parcel: 459.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 85446

GIS Ref

GIS Ref

Insp Date 12/01/17

!10363!

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	520,200	600	9,347.	630,400	1,151,200		Year end	12/23/2021
2021	101	FV	505,200	600	9,347.	630,400	1,136,200		Year End Roll	12/10/2020
2020	101	FV	505,200	600	9,347.	630,400	1,136,200	1,136,200	Year End Roll	12/18/2019
2019	101	FV	375,500	600	9,347.	665,400	1,041,500	1,041,500	Year End Roll	1/3/2019
2018	101	FV	375,500	0	9,347.	490,300	865,800	865,800	Year End Roll	12/20/2017
2017	101	FV	375,500	0	9,347.	469,300	844,800	844,800	Year End Roll	1/3/2017
2016	101	FV	375,500	0	9,347.	434,300	809,800	809,800	Year End	1/4/2016
2015	101	FV	366,700	0	9,347.	364,200	730,900	730,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:34:40

LAST REV

Date	Time
03/22/18	12:23:58

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10363

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHOREY CLYDE E	45104-69		5/2/2005	Family	1	No	No		
	13703-360		6/1/1979		90,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2016	2139	Heat App	45,000					DEMO GARAGE,ADDIT+
4/25/2007	276	Redo Bat	100,000			G9	GR FY09	enlarge bth & int

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	HS	Hanne S
12/5/2008	Meas/Inspect	189	PATRIOT
12/6/1999	Inspected	267	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	264	PATRIOT
7/6/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	85446
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9347		Sq. Ft.	Site		0	90.	0.75	10									630,367						630,400	

Total AC/HA:	0.21458	Total SF/SM:	9347	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	630,367	Spl Credit		Total:	630,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06924534
Const Adj.:	0.99989998
Adj $ / SQ:	138.988
Other Features:	120879
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	639085
Depreciation:	118870
Depreciated Total:	520215

COMMENTS

OF=EXTRA SINK IN EACH BTH..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

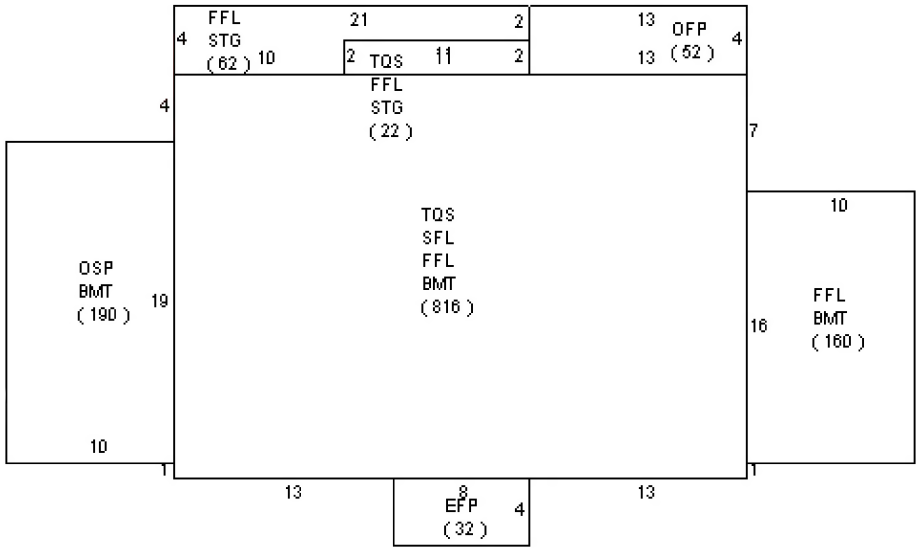
No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.18
Special Features:	0	Val/Su Net:	129.11
Final Total:	520200	Val/Su SzAd	207.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,166	41.700	48,618
FFL	First Floor	1,060	138.990	147,327
SFL	Second Floor	816	138.990	113,414
TQS	3/4 Story	629	138.990	87,354
OSP	Screen Porch	190	27.700	5,263
STG	Storage	84	8.380	704
OFP	Open Porch	52	44.000	2,288
EFP	Enclos Porch	32	72.590	2,323
	Net Sketched Area:	4,029	Total:	407,291

Size Ad	2504.5	Gross Area	4238	FinArea	2505

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	2000	4.85	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc